

**DELINQUENT TAX SALE
CALHOUN COUNTY APPRAISAL DISTRICT
CALHOUN COUNTY, TEXAS**

**DECEMBER 1, 2020
CALHOUN COUNTY COURTHOUSE**

GENERAL INFORMATION REGARDING THE TAX SALE

You must **READ THE FOLLOWING IMPORTANT INFORMATION** regarding the property to be offered for sale.

1. Prior to the beginning of the tax sale, a person intending to bid is required to register with the person conducting the sale and present a valid Driver's License or identification card issued by a State agency or the United States government.
2. The property will be sold at public auction and will be sold for cash to the highest bidder, based on oral bids. Successful bidders must pay for their property with cash or a cashier's check payable to CALHOUN COUNTY SHERIFF'S OFFICE. Any bidder who fails to make payment shall be held liable for twenty percent of the value of the property plus costs incurred as a result of the bidder's default pursuant to Rule 652 of the Texas Rules of Civil Procedure.
3. The amount of the opening bid is set out below each tract, and the bidding must start at that figure or higher and sums less than the given figure cannot be accepted. The minimum bid amount includes taxes which were delinquent at the date of judgment. This does not include the current tax year.
4. Purchasers at this tax foreclosure sale will receive an ordinary type of Sheriff's Deed which is **WITHOUT WARRANTY**, express or implied. Title to property is **NOT** guaranteed. A policy of title insurance may be difficult to obtain.
5. All property purchased at this sale is subject to a statutory right of redemption. This redemption period commences to run from the date the purchaser's deed is filed for record in the deed records. There is a two year right of redemption for homestead property and property appraised as agricultural land. There is a 180 day right of redemption for all other property. Purchasers have a right of possession beginning twenty days after the purchaser's deed is filed in the deed records (Sec. 33.51 Tax Code).
6. Anyone having an ownership interest in the property at the time of the sale may redeem the property from the purchaser during the redemption period. The redemption price is set by the Texas Tax Code as follows: purchase amount, deed recording fee, taxes paid by purchaser after the tax sale, and costs expended on the property, plus a redemption premium of 25 percent of the aggregate total during the first year or 50 percent of the aggregate total during the second year. "Costs" are only the reasonable expenses incurred by the purchaser for the maintenance, preservation and safekeeping of the property. Do **NOT** make unnecessary repairs or renovations during the redemption period.
7. Property is sold by legal description. Bidders must satisfy themselves concerning the location and condition of the property on the ground, including the existence of improvements on the property, prior to this tax sale. Property is sold "AS IS" with all faults. All sales are final. There are no refunds. Deeds, maps and plats of the properties are in the County Clerk's office or the Appraisal District. Lawsuit files on which this sale is based are in the office of the District Clerk. Any property address reflected on the bid sheet is the address on the tax records and may not be accurate.
8. Property purchased at this tax sale may be subject to liens for demolition, mowing, or maintenance fees due to the City or Property Owners Association in which the property is located.

If you have any questions, please contact our office in Port Lavaca at (361) 552-4560 x106.

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DECEMBER 1, 2020

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID	BIDDER NUMBER	AMOUNT
1	2012-10-6188	Calhoun County Appraisal District v Brian Dennis DeSoto et al	A manufactured home, Serial #CBH012305TX, Label# HWC0329407; Calhoun County, Texas Account #000000066407/S065-00440-0005-00058862 Judgment Through Tax Year: 2013	\$7,615.02		
2	2013-02-6284	Calhoun County Appraisal District v Eufaula F. Hester	0.7 Acre, more or less, out of Abstract 13 of the Jose Felix de la Fuentes, part of Tract 22, McIntire, Calhoun County, Texas (Volume 389, Page 482 SAVE AND EXCEPT that property more described in Volume 397, Page 349 of the Deed Records, Calhoun County, Texas) Account #000000024717/A0013-00000-0401-00077142 Judgment Through Tax Year: 2019	\$1,832.55		
3	2018-CV-6958-DC	Calhoun County Appraisal District v Bela Kiraly	Lot 7, Block 102, Alamo Beach, Calhoun County, Texas (Volume 433, Page 840 of the Deed Records, Calhoun County, Texas) Account #000000072332 Judgment Through Tax Year: 2019	\$2,998.96		
4	2019-CV-7023-DC	Calhoun County Appraisal District v Troy Roberts	Lot 8, Block 10, Point Comfort Village Subdivision, Calhoun County, Texas (Instrument #141014 of the Official Public Records, Calhoun County, Texas), 215 Henderson St, Point Comfort, Texas 77978 Account #000000027385 Judgment Through Tax Year: 2019	\$8,679.78		

CALHOUN COUNTY APPRAISAL DISTRICT | PROPERTY APPRAISAL INFORMATION 2020

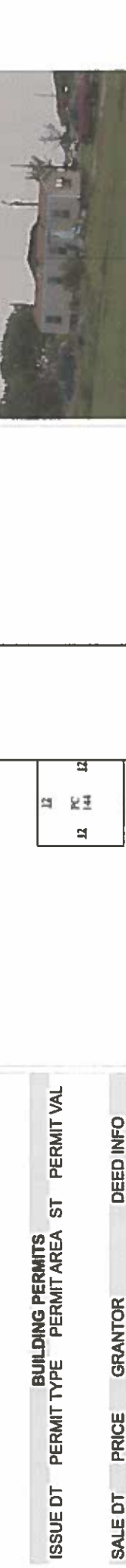
PROPERTY 66407 MH 02/27/2003 OWNER ID 58862 & WF MARIA LOURDES
 Legal Description ***MOBILE HOME ONLY*** (2002) 16X48 CLAYTON - CHEYENNE MH, LABEL# HWC0329407; LOC: A0025, TRACT OWNERSHIP 100.00%
 PT 14 (TP S/D), ACRES 9.38 PORT LAVACA, TX 77979-0585 US

M7800-D0000-0084-A0 Map ID A0025-0007A-0006-00 ACRES: EFF. ACRES: 1

SITUS BOYD RD PORT LAVACA, TX 77979 APPR VAL METHOD: Cost (MOBILE HOME)

ENTITIES		VALUES	
CAD	100%	IMPROVEMENTS	12,770
DD10	100%	LAND MARKET	0
FML	100%	MARKET VALUE	12,770
G05	100%	PRODUCTIVITY LOSS	0
GWD	100%	APPRAISED VALUE	12,770
NV6	100%	HS CAP LOSS	0
S01	100%	ASSESSED VALUE	12,770

UTILITIES LAST APPR. CARISSA
 TOPOGRAPHY LAST APPR. YR 2020
 ROAD ACCESS LAST INSP. DATE 03/09/2020
 ZONING NEXT INSP. DATE
 BUILDER
 NEXT REASON
 REMARKS LINK 32762 - 16X48 CHEYENNE BY CLAYTON HOMES MH; BEIGENWHT MH



BUILDING PERMITS

ISSUE DT	PERMIT TYPE	PERMIT AREA	ST	PERMIT VAL
SALE DT	PRICE	GRANTOR	DEED INFO	

IMPROVEMENT INFORMATION

SUBD:	NBHD:NMH	100.00%	IMPROVEMENT INFORMATION													
#	TYPE	DESCRIPTION	MTHD CLASS/SUBCL	AREA	UNIT PRICE	UNITS	BUILT	EFF YR	COND. VALUE	DEPR	PHYS	ECON	FUNC	COMP	ADJ	ADJ VALUE
1.	MH FOR 2003	MH/SKIRTING FOR 2003	M	768.0	42.50	1	2002	2002	4	32,640	36%	100%	100%	100%	0.36	11,750
			M	144.0	8.98	1	2008	2008	3	1,280	59%	100%	100%	100%	0.59	760
			M	36.0	12.24	1	2008	2008	3	440	59%	100%	100%	100%	0.59	260
			STCD: M1	948.0						34,370						12,770

*** MOBILE HOME ONLY ***

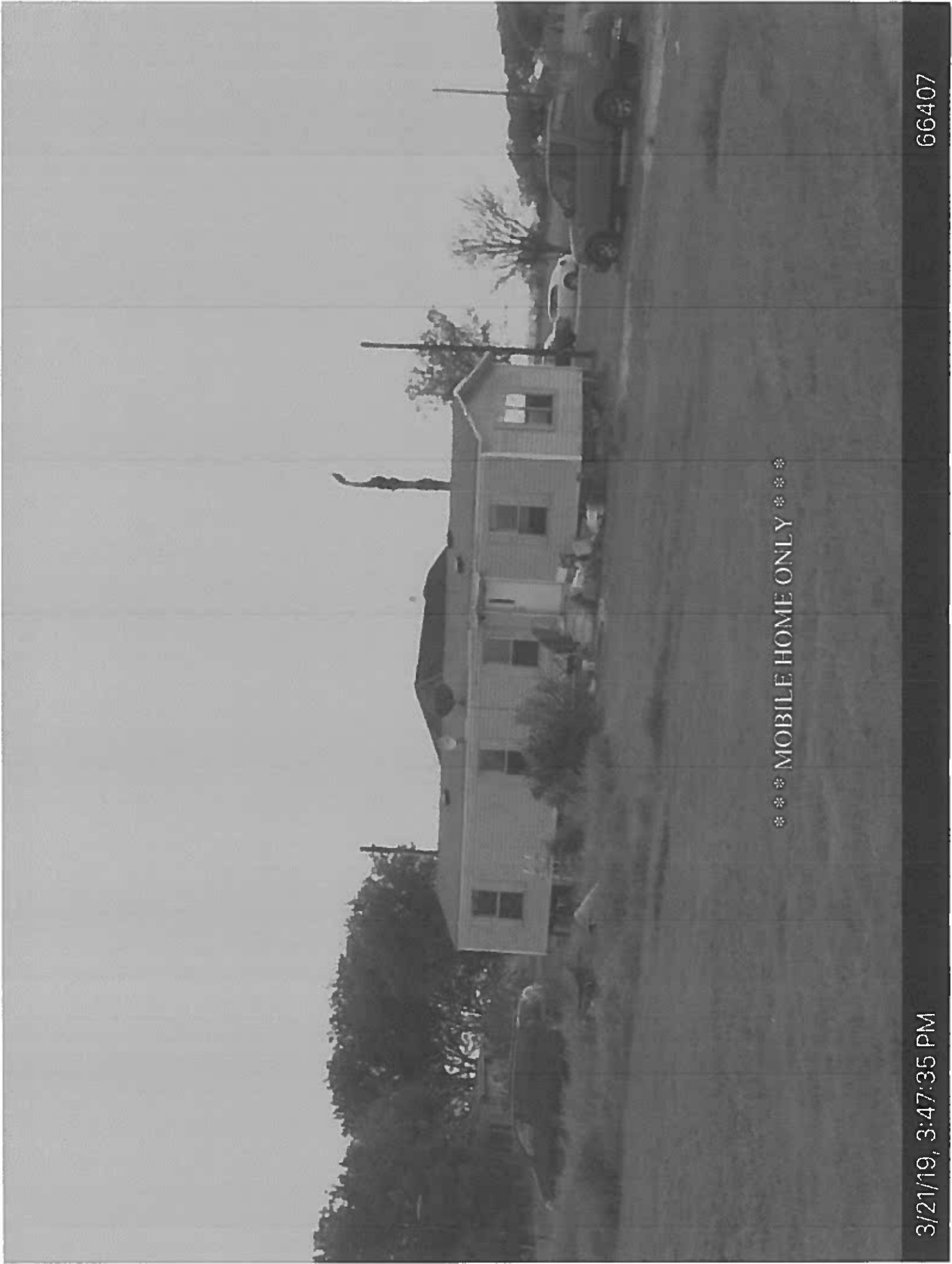
IMPROVEMENT FEATURES

Heating/Cooling	1	A	0
T-Plumbing	1	1	0
T-Roof Covering	1	A	0

Oil Wells: 0 IRR Acres: 0 Capacity: 0

LAND INFORMATION IRR Wells: 0 Capacity: 0

Subd: NBHD:NMH 100.00%



*** MOBILE HOME ONLY ***

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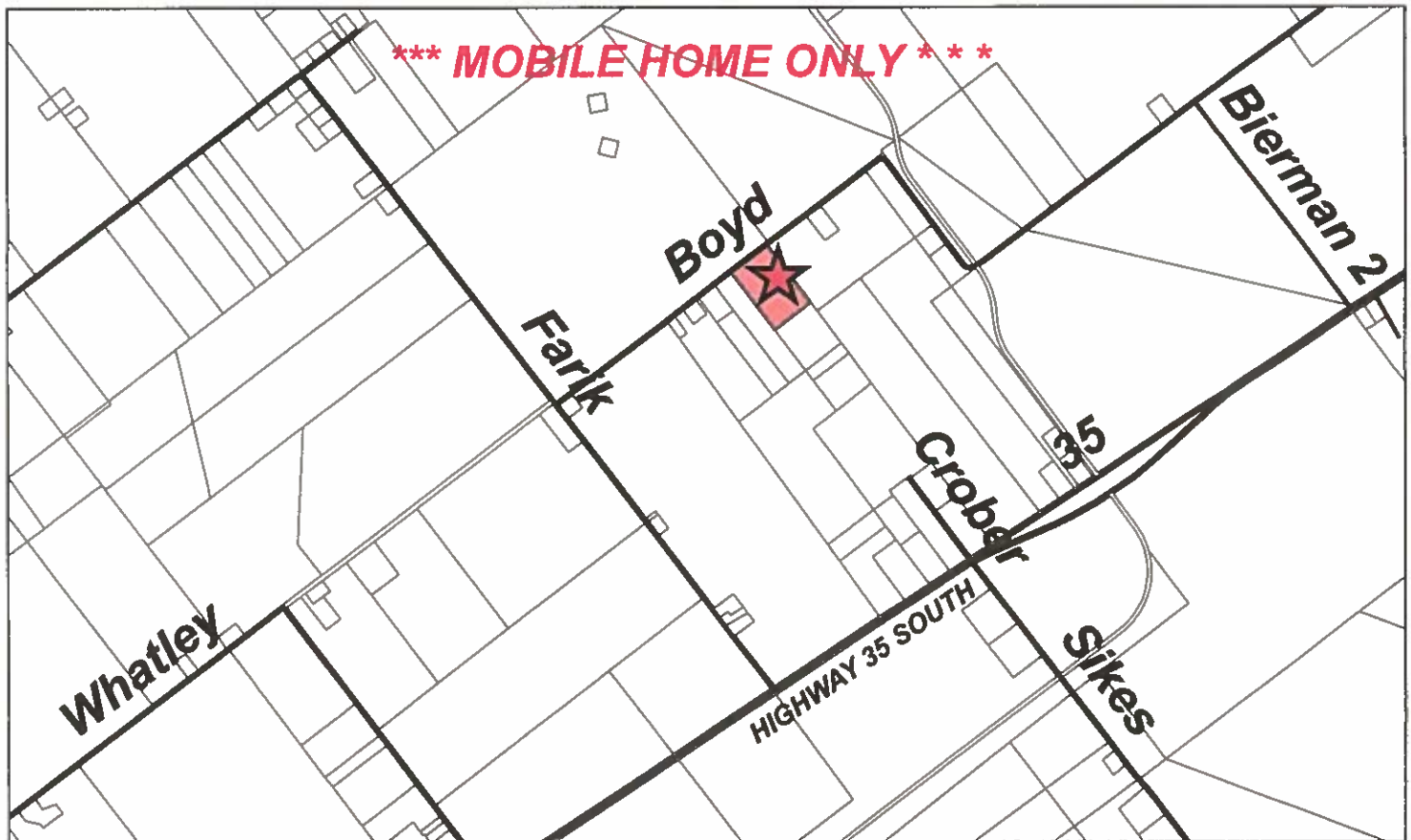
66407



*** MOBILE HOME ONLY ***

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66407



*** MOBILE HOME ONLY ***

66407

*** MOBILE HOME ONLY *** (2002) 16X48 CLAYTON
 CHEYENNE MH, LABEL# HWC0329407;
 LOC: A0025, TRACT PT 14 (TP S/D), ACRES 9.38
 LOC: BOYD ROAD

*** DISCLAIMER ***
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Calhoun County
 Appraisal District

CALHOUN COUNTY APPRAISAL DISTRICT
 PROPERTY 24717 R
 Legal Description
 A0013 JOSE FELIX DE LA FUENTES, TRACT PT 22
 MCINTIRE, ACRES 0.7
 OWNER ID
 77142
 OWNERSHIP
 100.00%
 Ref ID: R24717
 Map ID A0013-00080-0026-00
 A0013-00000-0401-00
 ACRES: .7000
 EFF. ACRES:
 APPR VAL METHOD: Cost

PROPERTY APPRAISAL INFORMATION 2020
 HESTER EUFAULA F
 C/O 110 OLEANDER
 LIVINGSTON, TX 77351-5254 US
 ENTITIES
 CAD 100%
 FML 100%
 G05 100%
 GWD 100%
 S01 100%
 IMPROVEMENTS 19,820
 LAND MARKET + 11,760
 MARKET VALUE = 31,580
 PRODUCTIVITY LOSS - 0
 APPRAISED VALUE = 31,580
 HS CAP LOSS - 2,004
 ASSESSED VALUE = 29,576

PROPERTY APPRAISAL INFORMATION 2020
 HESTER EUFAULA F
 C/O 110 OLEANDER
 LIVINGSTON, TX 77351-5254 US
 OWNERSHIP
 100.00%
 ACRES: .7000
 EFF. ACRES:
 APPR VAL METHOD: Cost

SKETCH for Improvement #1 (RESIDENTIAL)
 L4 MA 420
 L12 OP 480
 L12 ST 240
 CP 420
 L10
 L12

GENERAL
 LAST APPR. CARISSA
 LAST APPR. YR 2020
 LAST INSP. DATE 02/26/2020
 NEXT INSP. DATE
 PINK ASBESTOS EXT. PULL OFF ADJ ON ALL,
 ADD TWO MA & PC FOR Y2005 REMOVED MH
 FOR 2010 TOO SMALL TO TAX

BUILDING PERMITS

ISSUE DT	PERMIT TYPE	PERMIT AREA	ST	PERMIT VAL
12/10/2004	*****	HESTER EUFAULA F WDN5 / 389 / 482		
11/10/2004	*****	CORMIER VAN DD / /		
03/29/1994	*****	SENSAT WALTER CORR / 122 / 120		

IMPROVEMENT INFORMATION

#	TYPE	DESCRIPTION	MTHD	CLASS/SUBCL	AREA	UNIT PRICE	UNITS	BUILT	EFF YR	COND.	VALUE	DEPR	PHYS	ECON	FUNC	COMP	ADJ	ADJ VALUE
1.	RESIDENTIAL		STCD: A1		1,630.0	100.00%					35,440							19,820
		MA	RSF04/		420.0		57.20	1	2004	4	28,860	91%	50%	100%	100%	100%	0.46	12,130
		OP	RSF04/		70.0		14.69	1	2004	3	1,030	93%	100%	100%	100%	100%	0.93	960
		CP	RSF04/		420.0		8.00	1	1998	4	3,360	87%	80%	100%	100%	100%	0.70	2,340
		ST	RSF04/		240.0		17.44	1	2019	3	4,180	100%	100%	100%	100%	100%	1.00	4,180
		OP	RSF04/		480.0		13.71	1	2000	5	200	74%	100%	100%	100%	100%	0.74	200

IMPROVEMENT FEATURES

Feature	Count
T-Plumbing	1
T-Roof Covering	1
Heating/Cooling	1
F	1
E	1

LAND INFORMATION

Subd	Area	Unit Price	Gross Value	Adj Mass Adj	Val Src	Capacity	IRR Wells	Oil Wells
1.	RESIDENTIAL	18,800.00	11,760	1.00	A	0	0	0

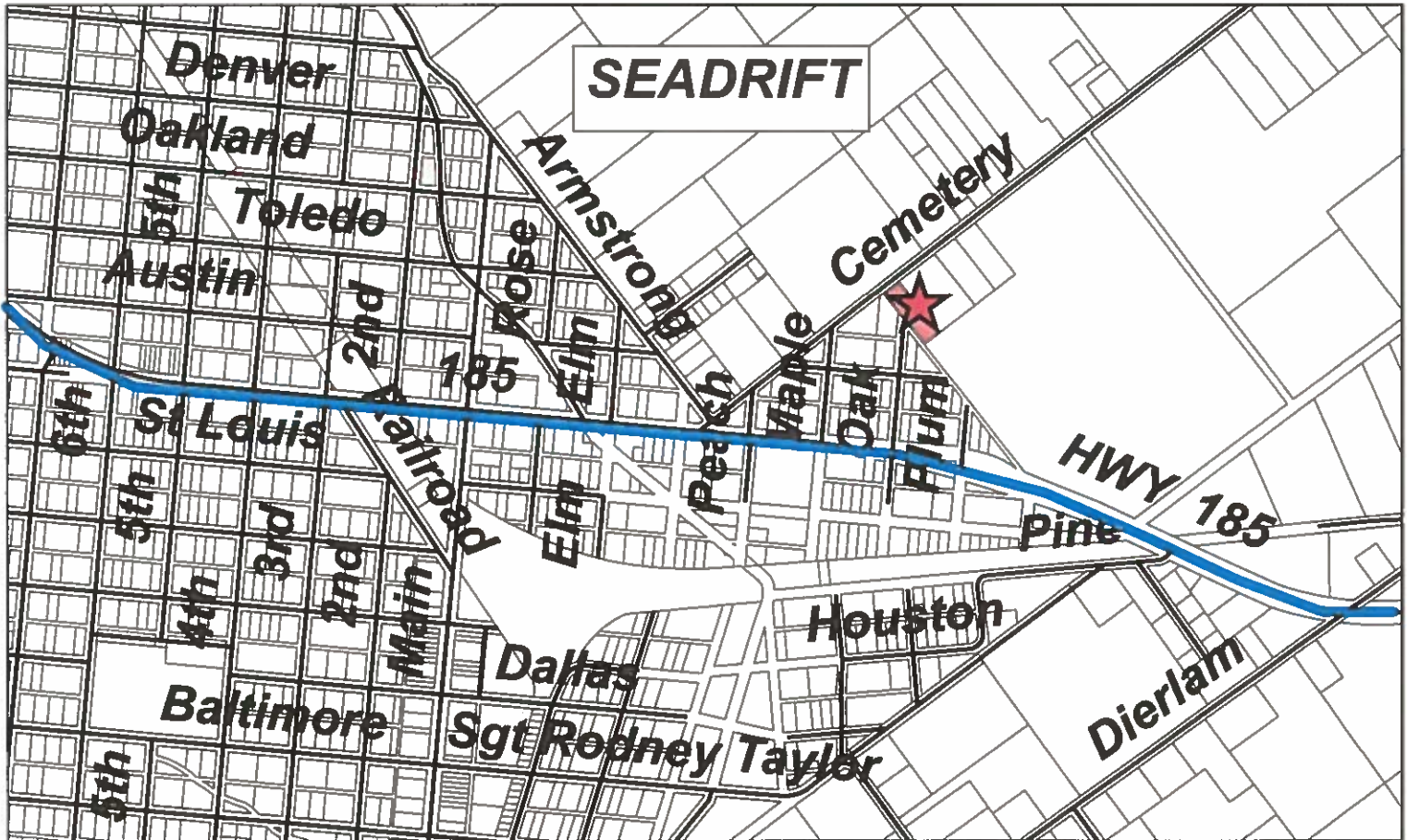
AG CLASS AG TABLE AG UNIT PRC AG VALUE

11,760 0.00 0



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24717



24717

**A0013 JOSE FELIX DE LA FUENTES,
TRACT PT 22 MCINTIRE, ACRES 0.7
LOC: 241 CEMETERY RD**

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Calhoun County
Appraisal District

CALHOUN COUNTY APPRAISAL DISTRICT
 PROPERTY 72332 R 05/04/2006
 Legal Description
 ALAMO BEACH, BLOCK 102, LOT 7
 OWNER ID 80621
 OWNERSHIP 100.00%
 Ref ID1: ALAMO BEACH J Ref ID2: R12709
 S0650-01020-0001-A4 Map ID S0650-01020-0005-00
 ACRES: .0000
 EFF. ACRES:
 APPR VAL METHOD: Cost

VALUES
 IMPROVEMENTS 0
 LAND MARKET + 5,250
 MARKET VALUE = 5,250
 PRODUCTIVITY LOSS - 0
 APPRAISED VALUE = 5,250
 HS CAP LOSS - 0
 ASSESSED VALUE = 5,250

ENTITIES
 CAD 100%
 FML 100%
 G05 100%
 GWD 100%
 NV6 100%
 S01 100%

PROPERTY APPRAISAL INFORMATION 2020
 KIRALY BELA
 178 CITRUS AVE
 BOYNTON BEACH, FL 33436-1827 US

GENERAL
 UTILITIES
 TOPOGRAPHY
 ROAD ACCESS
 ZONING
 BUILDER
 NEXT REASON
 REMARKS
 VACANT; NO CHG FOR Y2002; VACANT/BRUSH FOR 99;

BUILDING PERMITS
 ISSUE DT PERMIT TYPE PERMIT AREA ST PERMIT VAL

SALE DT PRICE GRANTOR DEED INFO
 04/04/2006 ***** DOVE JAMES B WD / 433 / 840

IMPROVEMENT INFORMATION
 SUBD: S0650 100.00% NBHD: 80810 100.00%
 # TYPE DESCRIPTION MTHD CLASS/SUBCL AREA UNIT PRICE/UNITS BUILT EFF YR COND. VALUE DEPR PHYS ECON FUNC COMP ADJ ADJ VALUE

LAND INFORMATION
 SUBD: S0650 100.00% NBHD: 80810 100.00%
 L# DESCRIPTION CLS TABLE AO DIMENSIONS UNIT PRICE GROSS VALUE ADJ MASS ADJ VAL SRC IRR Wells: 0 Capacity: 0 OIL Wells: 0
 1. RESIDENTIAL LOT AO 7,500.0000 SQ .70 5,250 1.00 1.00 A MKT VAL / AG APPLY 5,250 NO IRR Acres: 0
 Comment: LOT 7

AG UNIT PRC AG VALUE
 0.00
 0.00
 0

EXEMPTIONS

PICTURE

IMPROVEMENT FEATURES



35304

32

34827

34845

35572

72965

72333

10519

72930

12709

72331

72332

32635

35525

71108

74920

73819

33792

35043

FM 2737

34925

73107

74872

73179

73376

71089

7101

36136



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72332
ALAMO BEACH,
BLOCK 102, LOT 7



Calhoun County
Appraisal District

CALHOUN COUNTY APPRAISAL DISTRICT
 PROPERTY 27385 R
 -egal Description
 POINT COMFORT VILLAGE, BLOCK 10, LOT 8

OWNER ID
 90680
 OWNERSHIP
 100.00%

PROPERTY APPRAISAL INFORMATION 2020
 ROBERTS TROY ALAN
 & WF APRIL YVETTE
 PO BOX 253
 POINT COMFORT, TX 77978 US

Ref ID1: POINT COMFORT VILLAGE Ref ID2: R27385
 S0415-00100-0008-00 Map ID S0415-00100-0008-00

VALUES
 IMPROVEMENTS 42,810
 LAND MARKET + 5,400
 MARKET VALUE = 48,210
 PRODUCTIVITY LOSS - 0
 APPRAISED VALUE = 48,210
 HS CAP LOSS - 0
 ASSESSED VALUE = 48,210
 EXEMPTIONS

SITUS 215 HENDERSON ST POINT COMFORT, TX 77978
 APPR VAL METHOD: Cost
 ACRES:
 EFF. ACRES:

GENERAL
 UTILITIES ALL
 TOPOGRAPHY LEVEL
 ROAD ACCESS CG&PVD
 ZONING
 BUILDER
 NEXT REASON
 REMARKS

SKETCH for Improvement #1 (RESIDENTIAL)

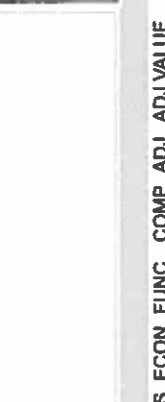
BUILDING PERMITS
 ISSUE DT PERMIT TYPE PERMIT AREA ST PERMIT VAL

SALE DT PRICE GRANTOR DEED INFO
 10/23/2014 ***** MARTINEZ SUE MEDWD / 141014 /
 11/29/2011 ***** MEDLIN WALTER H VL / 127931 /
 08/02/1995 ***** KUSAK EDWARD JANWD / 147 / 380

IMPROVEMENT INFORMATION
 SUBD: S0415 100.00% NBHD:2550 105.00%
 # TYPE DESCRIPTION MTHD CLASS/SUBCL AREA UNIT PRICE/UNITS BUILT EFF YR COND. VALUE DEPR PHYS ECON FUNC COMP. ADJ. ADJ. VALUE

IMPROVEMENT FEATURES
 T-Plumbing 1 1 3,208
 Construction Style 1 WFR 0
 Foundation 1 CNS 0
 Exterior Wall 1 ASB 0
 T-Roof Covering 1 A 0
 Flooring 1 VCP 0
 Heating/Cooling 1 A 0
 Number of Bedrooms 1 2 3,208

LAND INFORMATION
 SUBD: S0415 100.00% NBHD:2550 100.00%
 L# DESCRIPTION CLS TABLE SC HS METH DIMENSIONS UNIT PRICE GROSS VALUE ADJ MASS ADJ VAL SRC IRR Wells: 0 Capacity: 0 Oil Wells: 0
 1. RESIDENTIAL LOT AS A1 Y(100%) SQ 6,000.0000 SQ .90 5,400 1.00 1.00 A 5,400 NO 5,400 0.00
 Comment: SR-E-08/28/87 FF



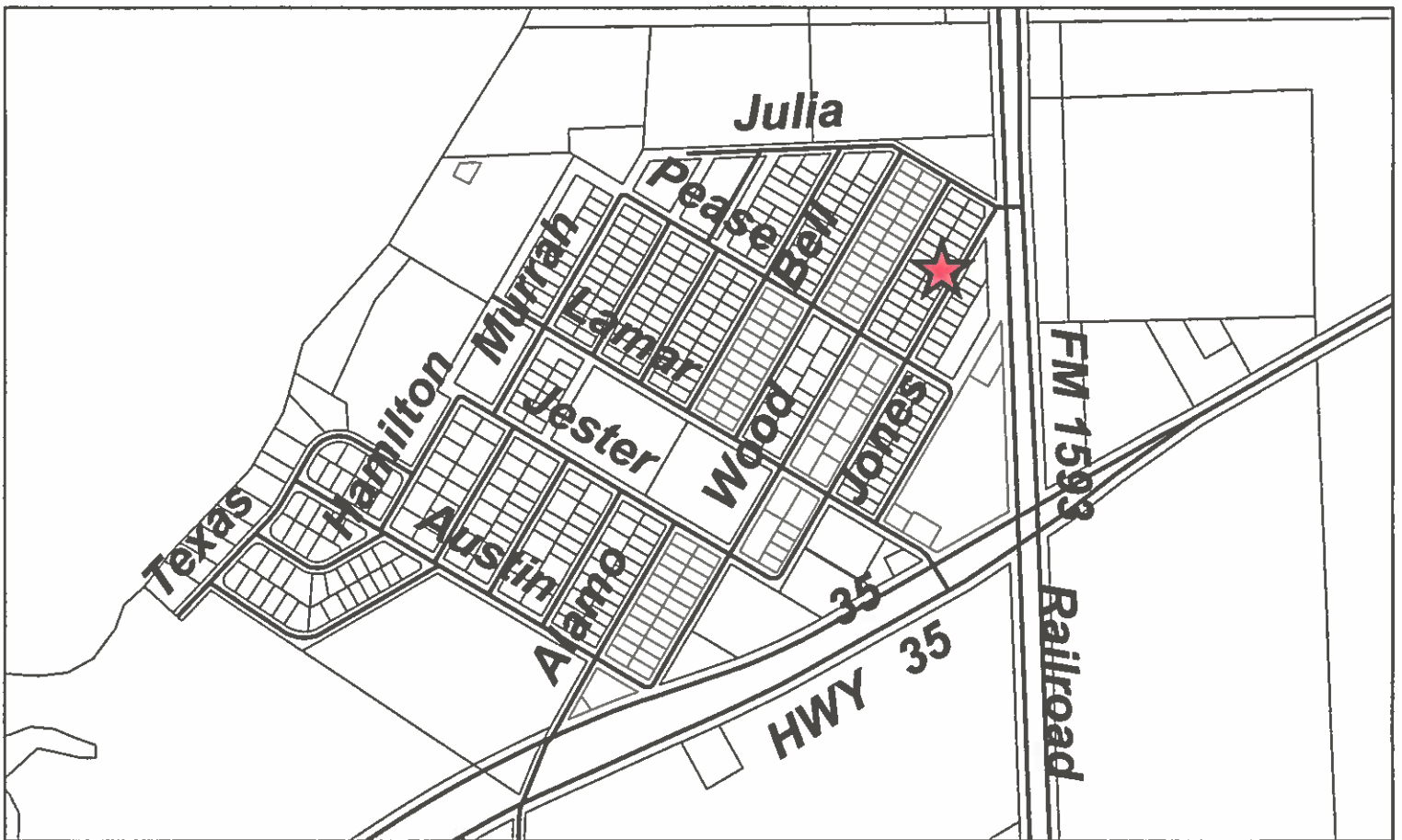
VALUES
 IMPROVEMENTS 42,810
 LAND MARKET + 5,400
 MARKET VALUE = 48,210
 PRODUCTIVITY LOSS - 0
 APPRAISED VALUE = 48,210
 HS CAP LOSS - 0
 ASSESSED VALUE = 48,210
 EXEMPTIONS

VALUES
 IMPROVEMENTS 42,810
 LAND MARKET + 5,400
 MARKET VALUE = 48,210
 PRODUCTIVITY LOSS - 0
 APPRAISED VALUE = 48,210
 HS CAP LOSS - 0
 ASSESSED VALUE = 48,210
 EXEMPTIONS



IMAGE DATE 2010

IMAGE DATE 2010



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27385
POINT COMFORT VILLAGE,
BLOCK 10, LOT 8
LOC: 215 HENDERSON ST



Calhoun County
Appraisal District